

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 25, 2005 PLANNING COMMISSION MEETING

PROJECT #: Annexation #05011, Change of Zone #05034

PROPOSAL: To annex approximately 20 acres and change the zone from AG, Agricultural to R-3, Residential.

LOCATION: Generally Located at N. 89th and Leighton Avenue.

LAND AREA: 20 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

<u>RECOMMENDATION:</u>

Annexation

Conditional Approval

Change of Zone

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	R-3, AG
South:	Acreages	AG
East:	Undeveloped	AG
West:	Undeveloped	H-4, R-3

ASSOCIATED APPLICATIONS: Annexation #05011, Change of Zone #05034

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the Land Use Plan. (F-25)

F-27 **Urban Residential:** Multifamily and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

HISTORY: This area was zoned AA, Rural and Public Use until the Zoning was updated to AG in 1979.

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: Approximately 20 acres adjacent to the existing city limits with rolling topography.

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** Sanitary Sewer is provided with the Regent Heights Trunk Sewer. However, a sewer must be constructed across other land not owned by the applicant.
- B. **Water:** Water is proposed to be extended in Leighton Avenue.
- C. **Roads:** Leighton Avenue is shown as a collector street in the Comprehensive Plan. Leighton is proposed to have 72' right of way with approximately 34' paving.
- D. **Parks and Trails:** A trail is identified in Adams Street and has been provided through the Prairie Village Community Unit Plan. The Parks Department indicated that a neighborhood park is proposed to be provided in conjunction with a school site. The Lincoln Public Schools owns land directly north of this project for a potential school.
- E. **Fire Protection:** The Lincoln Fire Department indicated that they find the application acceptable, but noted that limited facilities in the area may cause greater response times as development continues.

ANALYSIS:

1. Annexation policy:

- ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
- ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the

private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.

! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

2. The request for annexation meets the Comprehensive Plan annexation policy.
3. An annexation agreement is required and will coordinate minimum improvements with the Capital Improvements Program.
4. The request for R-3, Residential zoning is consistent with the Comprehensive Plan designation of Urban Residential.

ANNEXATION CONDITION:

Prior to scheduling this item on the City Council Agenda the following must be completed:

1. Sign an annexation agreement to the satisfaction of the City.

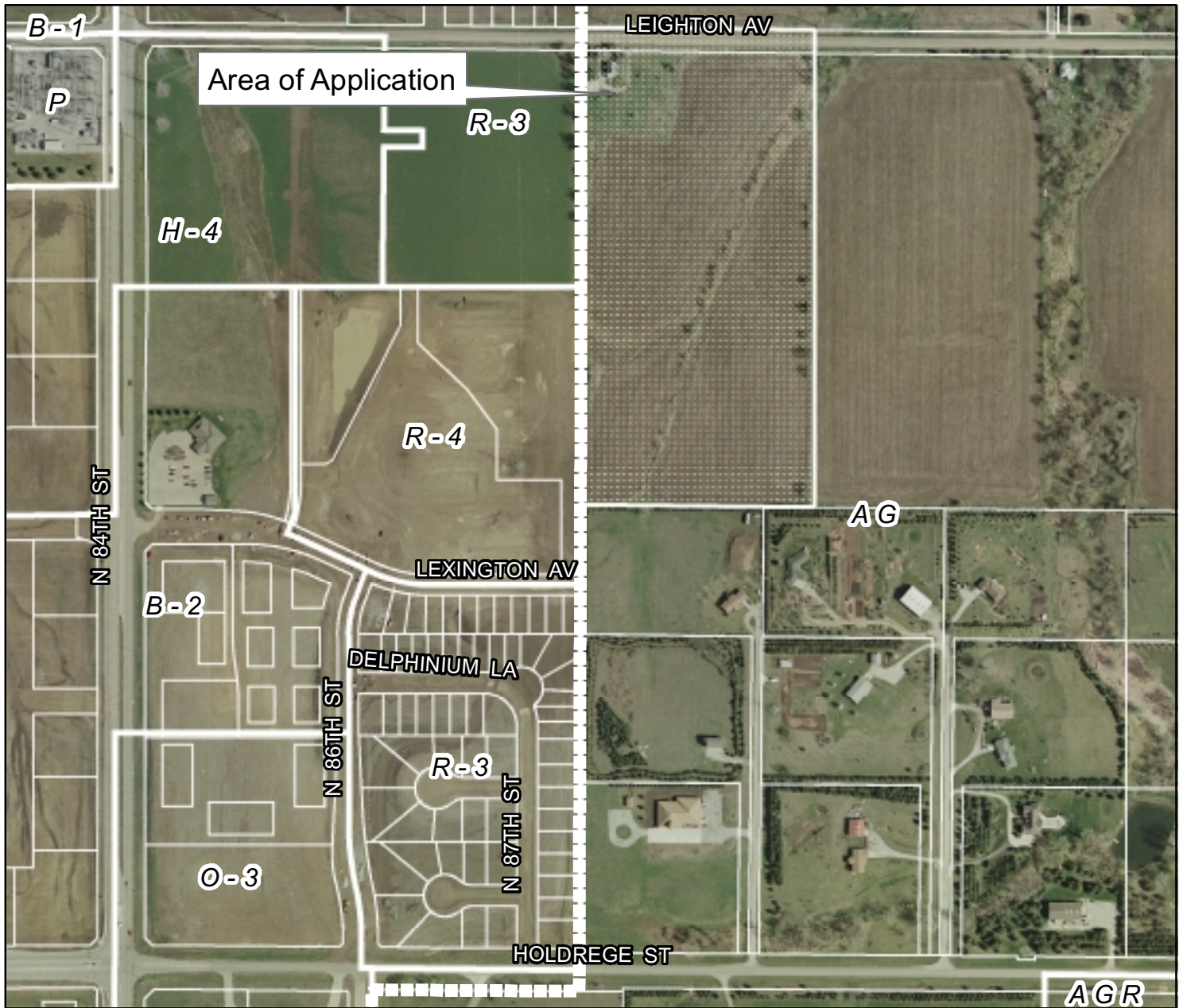
Prepared by:

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: May 11, 2005

APPLICANT: Olsson Associates, Mark Palmer
CONTACT: 1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

OWNER: Ridge Development Company
8644 Executive Woods Drive
Lincoln, NE 68512



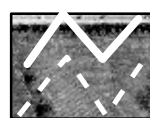
2002 aerial

Annexation #05011 N. 89th & Leighton Ave.

Zoning:

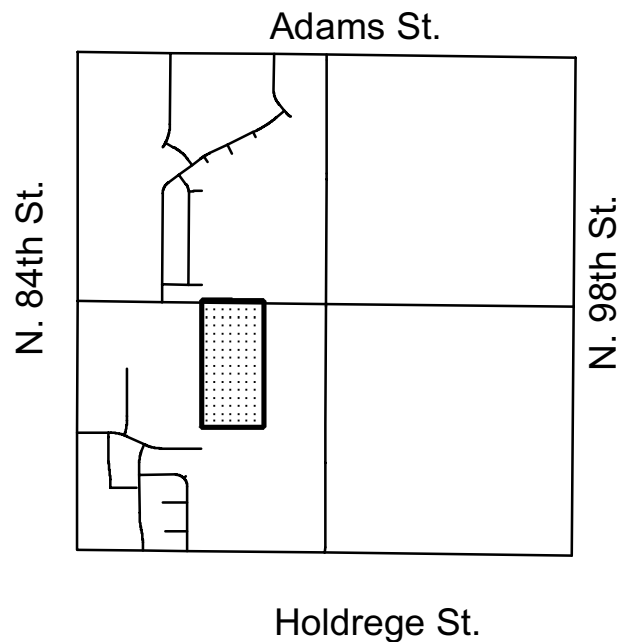
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 14 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction





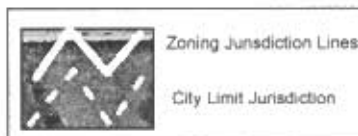
2002 aerial

Change of Zone #05034 N. 89th & Leighton Ave.

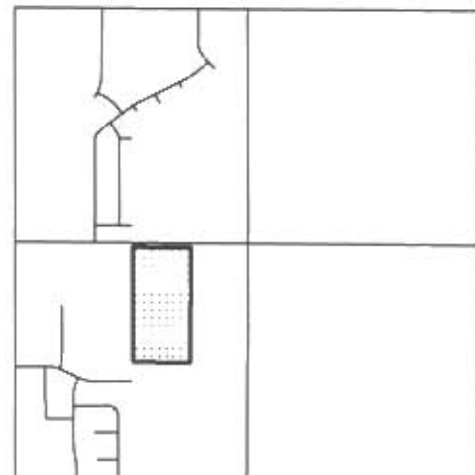
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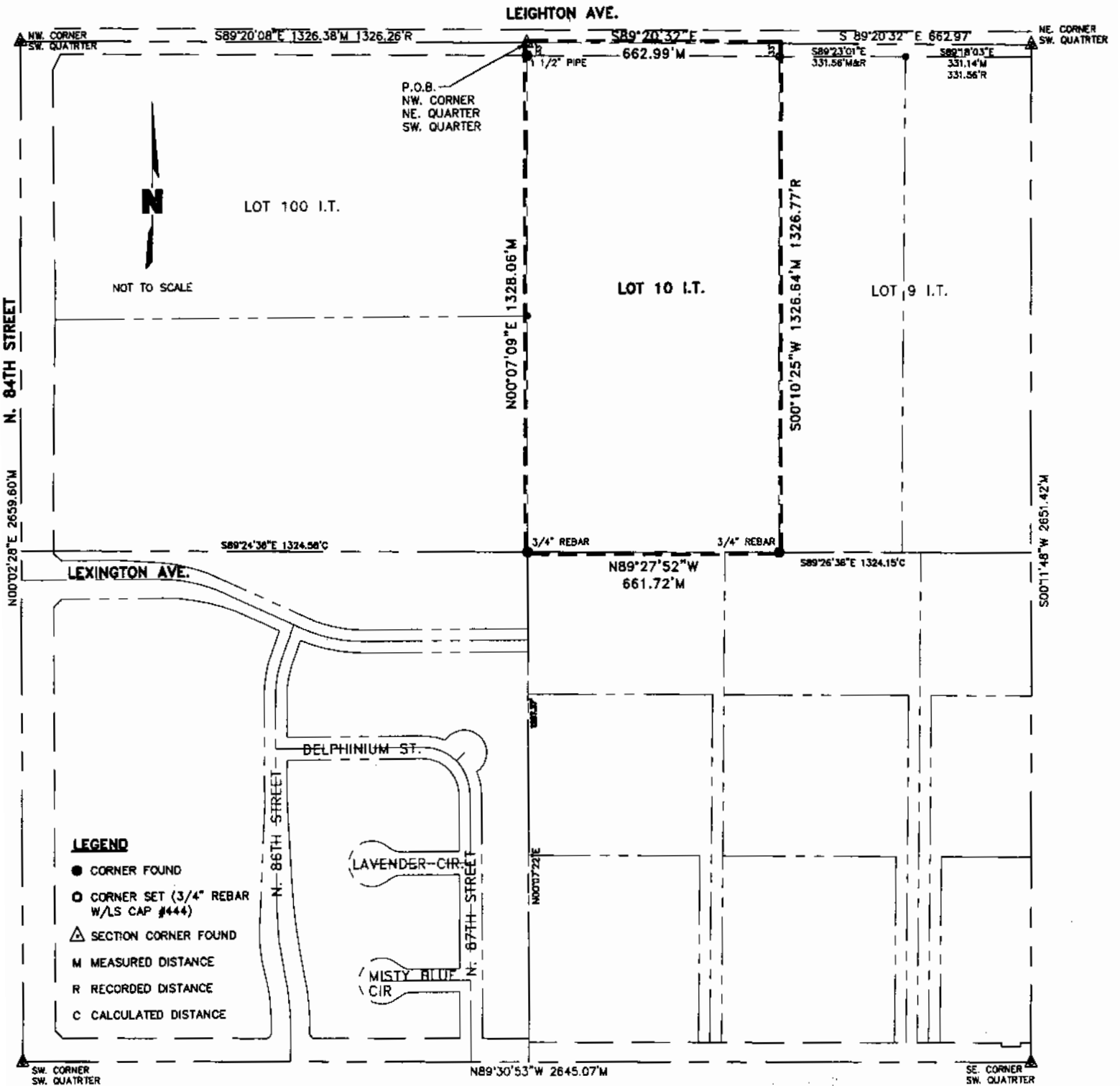
N. 84th St.



N. 98th St.

Holdrege St.

ANNEXATION EXHIBIT



MAY - 3 2005

CITY OF LANDAS
PLANNING DEPARTMENT

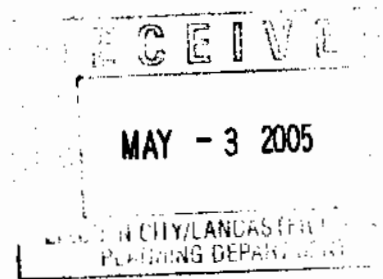
**LEGAL DESCRIPTION
ANNEXATION REQUEST**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 10 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER, COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 I.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, OF THE SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, A DISTANCE OF 662.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 I.T.; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10 I.T., A DISTANCE OF 1,326.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 I.T.; THENCE NORTH 89 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10 I.T., A DISTANCE OF 661.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 I.T.; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10 I.T., A DISTANCE OF 1,326.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 879,145.55 SQUARE FEET OR 20.18 ACRES, MORE OR LESS.

April 19, 2005
F:\Projects\20050178\LincSurvey\Eagleton\Doc\yannexation.doc



LEGAL DESCRIPTION
CHANGE OF ZONE (AG TO R-3)

Preliminary plat Legal description

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 10 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER, COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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M e m o r a n d u m

To: Becky Horner, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Eagleton Heights Preliminary Plat #05008

Date: May 10, 2005

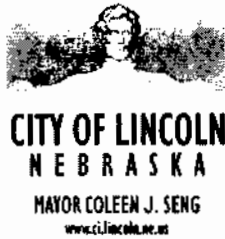
cc:

Engineering Services has reviewed the submitted plans for the Eagleton Heights, located south of Leighton Avenue at North 89th Street, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) A note needs to be added to the plans stating that the offsite sewer extension necessary to serve this plat will not exceed the maximum depth of 15 feet.
 - (1.2) Public Works approves the requested waiver of design standards for constructing sanitary sewer opposite street grades provided that the sewer depth does not exceed the maximum depth of 15 feet.
- **Water Main** - The water system is satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) The 36" storm sewer along the east edge of the plat needs to be shown in a 30' wide storm sewer easement. Also, the partial lots along the east boundary should be shown as an outlot until the entire lots can be platted.
 - (3.2) Lots 1, 2, and 3 in Block 8 should be included in Outlot A as they are required for detention.
 - (3.3) Area 'A7' appears to be included in the detention assumptions. However, it appears that this area will by pass the proposed detention cell. The grading plan and/or the detention calculations need to be revised accordingly.
 - (3.4) The grading required to extend Colby Street and Eagleton Lane to the east property line needs to be shown on these plans. Proof of a grading easement from the property owner to the east will need to be provided to Public Works prior to the approval of a final plat including either street east of 89th Street.
- **Streets/Paving** - The following comments need to be addressed.

- (4.1) Leighton Avenue will need to be improved to a curb and gutter section from 84th Street to the eastern boundary of this plat prior to the final platting of the Seng Lane and 89th Street connections to Leighton.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 5/10/05

To: Becky Horner, Planning Department

From: John Callen, Watershed Management

Subject: *Eagleton Heights review comments, PP05008*

cc: *Ben Higgins, Dennis Bartels, Chad Blahak*

Below are Watershed Management's comments regarding the Eagleton Heights Preliminary Plat Submittal, PP05008:

1. Provide details and supporting documentation for all hydrologic and hydraulic analyses.
2. Hydrologic methods used for storage facility design require further explanation and should be refined to the satisfaction of Watershed Management.
3. Discharge hydrographs for the 2-, 10-, and 100-year storms must be routed downstream from the detention outlet to the bottom of the Stevens Creek Master Plan subbasin to show impact of proposed development on Master Plan peak flows. (DCM 6.4.6, Section 8.5 of Design Standards)
4. Major storm analysis on Sheet 2 of 5 should utilize frequency factors from DCM Table 2-5 when determining 100-year flows.
5. Drainage from subarea A2 appears to flow overland through Block 3. Provide a more defined drainage pathway, and show calculations for overland flow, along with minimum opening elevations.
6. Provide details regarding the design of the proposed detention cell and outlet structure as required per DCM Chapter 6.

7. This proposed development is in a New Growth Area. Address Minimum Flood Corridor standards and provide information regarding how the proposed development complies with DCM Chapter 10.

Recommendation:

- Flow arrows should be shown along all lot lines to indicate interior drainage pathways.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINC
OLN.NE.US>

04/28/2005 01:56 PM

To: R Horner <RHomer@ci.lincoln.ne.us>
cc:
Subject: Eagleton Heights CZ05034

Ms. Horner,

The Lincoln Police Department does not object to the Eagleton Heights CZ05034.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner

Richard J Furasek
04/28/2005 01:26 PM

To: Rebecca D Homer/Notes@Notes
cc:
Subject: Eagleton Heights

Upon review of Change of Zone (PUD) # CZ05034, we find it acceptable from the perspective of our department. Our concern is the lack of fire facilities in this area which causes us to have a greater response time to this area, which does not allow us to provide the type of timely service that the citizens in this area have grown accustomed to have provided to them.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner